

**District Three Planning Committee
Meeting Minutes
May 18, 2009**

The meeting was called to Order at 5:35

Present:

Jim Tate Hill, Margie Reisz (arrived late), Charles Dowling, Crystal Jackson, Abe Lopez, Debbie Darden, Marlin Keeling

Absent:

Charles Dowling

Others Present:

Terry Cox, Michelle Randle, Javier Guzman, Andy Vanderford, Sophia Pagoulatos of the Planning & Development department and Gregory Barfield, staff to the committee

Approval of Minutes of April 20 and May 4, 2009

The minutes of April 20, 2009 with minor corrections

M/ Lopez S/ Darden PASSES

The minutes of May 4, 2009

M / Jackson S/ Lopez PASSES

Review of Projects:

S-09-32: 450 M Street

Presented by Terry Cox of the RDA, provided update of this project to move and restore 5 historic homes in the Old Armenian Town / 5th District Court of Appeals project. This is the second site from an Environmental Assessment and Historic survey. The first site was challenged by a lawsuit, which is why they are now proposed on the old Fire Department Headquarters site.

Possible usage for the homes include small business offices, deli, retail, along with open space and way find signage showing the historic information of the homes. Each home will be brought up to the historic look from the time built.

Questions about the historic look and elements of the homes as well as the landscaping. In addition questions of the interfacing of these homes and the rest of the neighborhood, including the proposed garage to the east.

M/ Jackson S/ Keeling ACTION: PASSES

Review of Projects (con't) :

C-09-077 1515 East Divisadero Street

Andy Vanderford, of the Public Works department is the project manager who introduced Javier Guzman of the Chicano Youth Center and Scott Jones of the Vernal Group.

Javier gave an overview of the entire Dickey Youth Center project which has been 10 years in the making. Questions about the look of the fountain which looks like a pyramid designed by Octavio Garcia a local artist, around the building which has already been built and occupied.

Building is managed by the City of Fresno, PARCS department. Question about the water usage and management. Also the material used and the graffiti removal effects.

M/ Lopez S/ Darden ACTION: PASSES

S-09-28 1719 L Street

Phil Skei, applicant and Executive Director of FIFUL, is seeking to renovate and restore the historic structure for office and classroom space for four non-profits organizations.

M/ Keeling S/ Lopez ACTION: PASSES

TA-09-02 Transfer of residential densities between residential and office zone districts.

Sophia Pagoulatos of the Planning and Development department at the committee's request has returned to answer to the questions presented at the May 4, 2009 meeting:

The committee had the following questions:

1. Why is density increasing overall? If zone districts allow increased densities, what happens to the existing single family developments developed under the "old" density standards? Do they become non-conforming?
2. Concern about the ability to build higher density adjacent to existing single family neighborhoods
3. Why is density increasing overall? If zone districts allow increased densities, what happens to the existing single family developments developed under the "old" density standards? Do they become non-conforming?
4. Concern about the ability to build higher density adjacent to existing single family neighborhoods

Review of Projects (con't) :

The committee had the following questions (con't):

5. Why is density increasing overall? If zone districts allow increased densities, what happens to the existing single family developments developed under the "old" density standards? Do they become non-conforming?
6. Concern about the ability to build higher density adjacent to existing single family neighborhoods

Sophia provide a graphic showing the overall desire of the project and the effects it would have projects and the customer service impacts on non-profit developers working on tax credit affordable housing projects

There being no further business the meeting was adjourned at 7:34 pm